



Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

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THROUGH: LINDA M. EDWARDS, AICP, PRINCIPAL PLANNER
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MEETING DATE: JULY 19, 2012

SUBJECT: DR12-07 NORTH GATEWAY APARTMENTS, MULTI-FAMILY SITE
PLAN AND ARCHITECTURAL REVIEW ON 26.52 ACRES, LOCATED
NORTH OF THE NORTHEAST CORNER OF RECKER AND WARNER
ROADS IN MF/M- MULTI-FAMILY/ MEDIUM PAD DISTRICT

STRATEGIC INITIATIVE:	Community Livability
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REQUEST

DR12-07 North Gateway Apartments: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials, located north of the northeast corner of Recker Road and Warner Road just south of Morrisson Ranch, zoned Multi-family/ Medium (MF/M) PAD district.

RECOMMENDED MOTION

Move to approve the findings of fact and approve DR12-07 North Gateway Apartments; site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials, located north of the northeast corner of Recker Road and Warner Road and zoned Multi-family/ Medium (MF/M) PAD.

APPLICANT/OWNER

Name; Brian Anderson
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Name Mark Singerman
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BACKGROUND/DISCUSSION

History

Date	Action
<i>July 11, 2006</i>	Town Council adopted Resolution No. 1793 and approved A06-17 to annex the approximate 156.24 acre site.
<i>Oct. 24, 2006</i>	Town Council adopted Ordinance No. 1860 (Z06-68), establishing the 79 ac. Beebe Business Park and Ordinance No. 1861 (Z06-72), establishing Single Family/Detached, Single Family/Detached with PAD, and Multi-Family/Low with PAD zoning for the 77 ac. Central Park at Beebe Estates.
<i>Nov. 17, 2009</i>	Town Council approved cases GP09-04 and Z09-10 (Ord. #2166), to change the GP Land Use Categories on approximate 156 acres to 25 ac. of Residential>14-25 DU/AC., 12 ac. of Community Commercial (CC), 35 ac. of Business Park (BP) and 84 ac. of Light Industrial (LI) land use categories, and to rezone to approximately 25 ac. of Multi-family/Medium, 12 ac. of Community Commercial, 35 acres of Business Park and 84 acres of Light Industrial district with a PAD overlay
<i>Mar 15, Jun 14, 2012</i>	DRB reviewed and provided initial comments on case DR12-07, North Gateway Apartments at Study Session
<i>June 28, 2012</i>	Council approve cases GP12-03 and Z12-03 General Plan amendment to add 0.96 ac. to the Residential>14-25 DU/Ac. Land Use Category to result in a revised 26.52 ac. (gross) residential site and to modify the PAD Development Plan and conditions of development on the overall 34.10 ac. area for the 26.52 ac. Multi-family/Medium (MF/M), 7.50 ac. Business Park (BP) and 0.08 ac. Light Industrial (LI) PAD district zoning

Overview

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Morrison Ranch, Res> 2-3.5 DU/AC	20 ft. wide RWCD area then Single Family- Detached (SF-D) PAD
South	Rockefeller Group North Gateway, Business Park and Light Industrial	Business Park (BP) and Light Industrial (LI) PAD
East	Morrison Ranch, General Commercial	General Commercial (GC) PAD
West	Morrison Ranch, Res> 5-8 DU/AC and Res> 3.5-5 DU/AC	Recker Rd. then Single Family-Detached (SF-D) and Single Family-7 (SF-7) PAD

Site	Rockefeller Group N Gateway, Res> 14-25 DU/AC.	Vacant, Multi-family/ Medium (MF/M) PAD
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Project Data:

Gross Site Acreage	26.52 acres (24.67 acres net)
Proposed Number of Apartment Units	402 (proposed in 2 phases: Phase 1- 254 units, Ph 2- 148 units)
Proposed Density	15.16 DU/AC. (Gross Acreage)
Buildings	36
Floor Area	605,954 sq. ft. gross
Building Setback Front (Recker Rd.) Required	30 ft.
Building Setback Front (Recker Rd.) Proposed by PAD	30 ft.
Building Setback (north) Side to Residential Required	30 ft.
Building Setback (north) Side to Residential Proposed by PAD	40 ft. (provided as a <u>PAD condition of development</u>)
Building Setback (south) Side to Nonresidential Required	20 ft.
Building Setback (south) Side to Nonresidential Proposed by PAD	40 ft. for primary occupied buildings and 20 ft. for accessory buildings including carports and garages (provided as a <u>PAD condition of development</u>)
Building Height Required	40 ft. with 10 ft. stepback at 3 rd floor where abutting a residential district
Building Height Proposed by PAD	40 ft. with deletion of 10 ft. stepback at 3 rd floor where abutting a residential district (provided as a <u>PAD development condition</u>)
Parking Required/ Provided	775/ 775 spaces
Open Space Required/ Provided (Net Lot Area)	40%, 9.86 ac./ 40.7%, 10.04 ac.

Discussion

Site

The proposal is for 402 apartment units consisting of 36 buildings, with 11 2-story and 9 3-story apartment buildings plus recreational center, fitness center, 5 loft units situated over garages, maintenance building and 5 garage buildings and 605,954 sq. ft. (gross) of floor area. The site has access at 2 locations onto Recker Rd. to the west with the main access on the north side being a “full motion” driveway and the southern access being “exit only” with right and left out only turns. The internal site layout is comprised of 3 consecutive internal loop roads with abutting parking areas, providing access to the 20 apartment buildings and 5 loft unit buildings. The recreation center and fitness center are centrally located within each loop area along with recreational areas, pools and a large retention basis. The applicants are requesting a 2 phase approval with the first 2 street loops and 254 units be provided in Phase 1 and the eastern loop and 148 units be included in Phase 2, expected to develop over a 3-5 year period. Three (3) lakes are provided near the site entry giving the appearance of a bridge effect.

Landscape

The total open space provided is 40.7% or 10.04 ac. of the net lot area of the site (40% required) and includes the minimum 20 ft. wide perimeter landscape areas along the west, south and east sides of the site and the 40 ft. landscape area along the north side. Community amenity areas are provided in the central portions of the loop streets and includes the recreational center, exercise center, 2 pool areas, spa, amenity areas and turf retention areas. Amenity areas include cabanas, palapas with thatched roofs, climbing logs, splash pad with vortex gusher, benches, tables, games tables climbing wall, fabric shade sale, kids clubhouse, BBQ, fire/ water feature, fire pit, water fountain and pet watering station. Twenty-three (23) varieties of trees are provided including Desert Willow, Fan-Tex Ash, Wilsonii Olive, Date Palm, Palo Verde, Chilean Mesquite, Evergreen Elm, Pistache and Model Pine with the tree palette conforming to the Morrison Ranch area street theme trees. Sufficient open space, pedestrian ways and amenity areas to meet minimum requirements of the LDC appear to be provided. A sidewalk and trails plan within the site also connects to the trail easement adjacent to Morrison Ranch to the North and to the south. A community dog park is located near the north side of the site. Six (6) foot tall, open view fencing and partial view fencing with 4 foot wrought iron placed on 2 foot tall CMU bases is provided along the west (front) and north sides of the site and solid, stucco finished CMU walls are provided along the south and east sides of the site, adjacent to employment uses. The main entry gates are 6 ft. tall wrought iron swing gates mounted on 2 by 2 foot stucco finished CMU pilaster columns.

Grading and Drainage

Twelve (12) separate retention basins are located in the open space area around the perimeter of the site and in the central open space and recreation areas of the property. Overall, 251,897 cu. ft. of stormwater retention is required and 269,848 cu. ft. is provided; and is in conformance with the requirements of the Town Engineer.

Elevations

The building have a variety of interesting forms, and provide layered massing with patios and balconies, patios, pop-outs, recesses, stair towers and projections of up to 16 ft. at the main elevations, with 3 different contemporary styles of buildings. Walls contain 2 texture stucco finish and some split face CMU and 3 different color schemes with muted tans, beige and brown tones. Rooflines include a variation with and integrated of pitched and gable roofs with varied colored flat, concrete tile and some flat roof elements. Stair towers and some visible stair cases, decorative iron railings and metal overhangs are provided along the fronts of the building. Non-symmetrical, varied sized windows are provided. The applicant's have provided detailing and interest to the building's appearance.

Floor Plan

Each of the 2 story buildings contains 16 apartments and the 3 story buildings contain 24 apartment suites. Five (5) units above garage buildings located around the north side of the site each contain 2 dwelling units. Of the proposed 402 units, 120 are 1 bedroom, 220 are 2 bedrooms, 52 are 3 bedroom and the noted 10 lofts above garages are single bedroom units. Each unit has private open space of at least 60 sq. ft. with minimum dimensions of 4 ft. Loft

above garages units contain private open space area of approximately 264 sq. ft. The clubhouse contains recreation rooms games area, offices, kitchen restrooms and covered patio/ BBQ area.

Colors and Materials

Walls contain “Lace and Light Dash” textured stucco with stack bond masonry brown integral color ground level patio walls, bronze tinted, glazing win bronze anodized frames and 3 color schemes of Eagle Roofing Bel Air flat concrete tile roofing. The 3 main body paint schemes include main colors of Dunn Edwards DE6137 Tan Plan and each provides one secondary color of DEC712 Briar, DE6097 Monterey Brown or DE6196 Covered Wagon. Each color scheme also provides 3 additional accent colors for a total of 5 paint colors per scheme. With the variety of different architectural features and the 5 colors of each color scheme, the elevations provide variety and interest and are distinctive enough between the 3 building styles provided.

Lighting

The lighting plan provides for Lithonia drive lane and parking lot lighting with single arm, 150 watt, and full cut-off, downward directed metal halide fixtures mounted on 18 ft. tall poles containing with dark bronze finish. Lightway Ind. prairie post top lights, with 2 26 watt CFL lamps mounted at 7 ft. behind white acrylic lenses on bronze posts are provided around pathways and at the recreational areas. Lightway Ind. also provides similar low wattage wall sconce lights with amber honey alabaster acrylic lenses. Light levels are subtle and subdued averaging less than 1 FC for the site and with light spillage levels at property line at 0.1 FC, meeting the 0.3 FC standards.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no neighborhood comments on the application.

STAFF RECOMMENDATION

Approval of the findings of fact and approval of DR12-07, North Gateway Apartments: site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials, located north of the northeast corner of Recker Road and Warner Road, zoned Multi-family/ Medium (MF/M) PAD, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the July 19, 2012 public hearing.
2. Prior to Final Plans approval, the developer shall complete a reclaimed water use agreement to the satisfaction of the Water Resources Department.
3. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Attachments and Enclosures:

1. Notice of Public Hearing
2. Aerial Photo
3. Findings of Fact
4. Site Plan
5. Landscape
6. Grading and Drainage
7. Floor Plans
8. Elevations (6 apartment buildings, plus lofts/ garage, garage, clubhouse and administration building)
9. Lighting
10. Colors and Materials Sheet
11. Trails Plan

FINDINGS OF FACT
DR12-07 North Gateway Apartments

1. The project as conditioned is consistent with the Commercial Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services